

# Gateway Commons

Owensboro, Kentucky - Major Regional Power Center  
Fastest Growing Corridor in the State of Kentucky

RETAIL - RESTAURANT - HOTEL - OFFICE - MEDICAL - MULTI-FAMILY  
PHASE I OPENED 2018

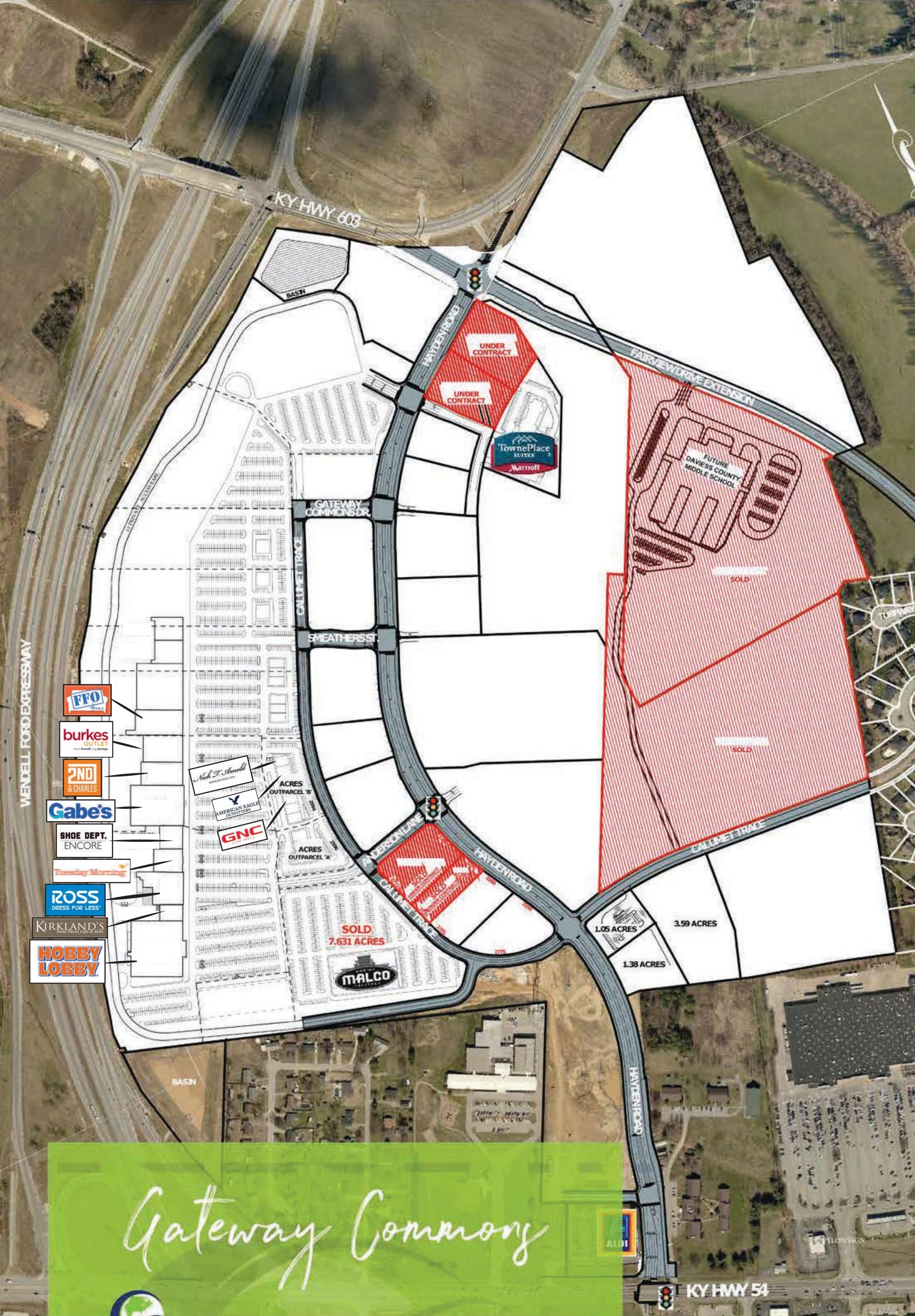
- \$300MM+ development on 250 acres with 1,000,000 sf of construction
- Shares exit with \$500MM regional hospital & medical campus
- Hospital draws from a population of close to 300,000 from 14+ counties
- Premier frontage on US-231 Expressway (soon to be Interstate 565)
- HWY 60 traffic count is 36,113 per day



**GULFSTREAM**  
COMMERCIAL SERVICES, LLC







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**GULFSTREAM**

PHASE 1 & 2 SITE PLAN  
Major Regional Power Center





# Calumet Trace

Owensboro, Kentucky

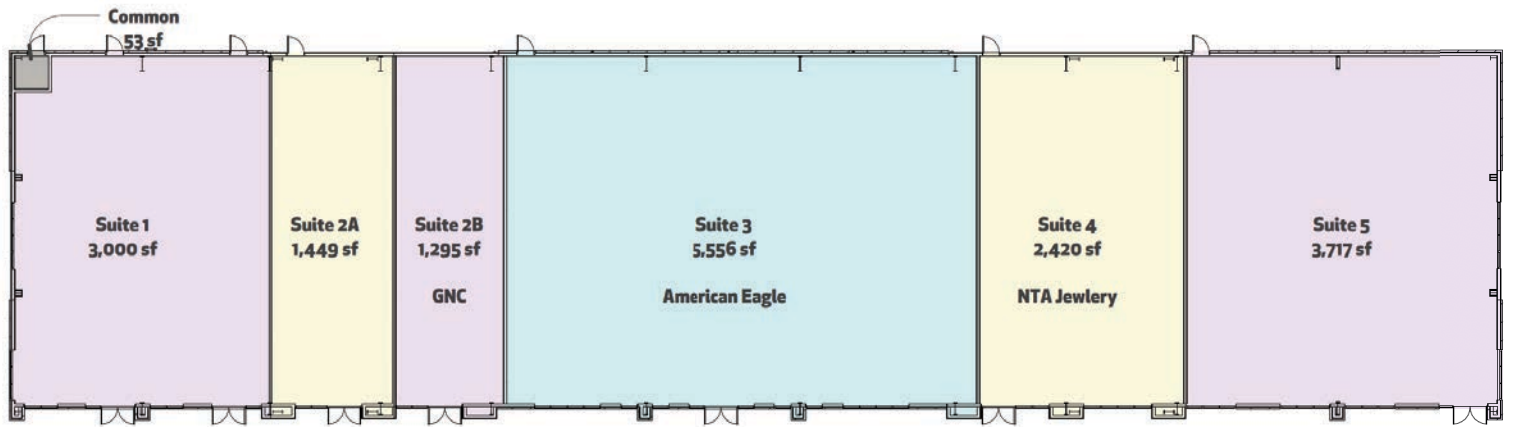


**GULFSTREAM**  
COMMERCIAL SERVICES, LLC

## Retail Small Shop Space Available

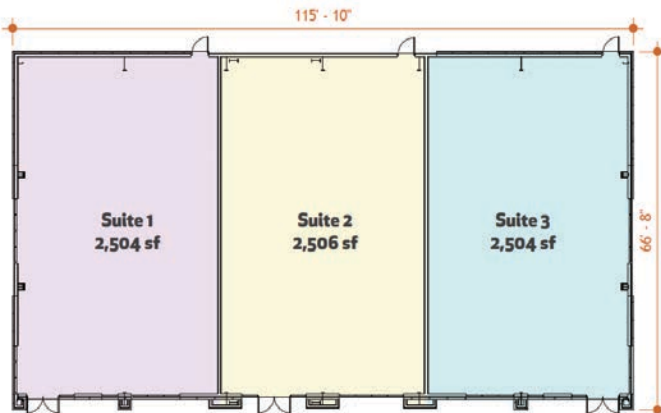
- Sits in front of 185,000 square foot power center with all phase 1 tenants open by Spring 2019
- Adjacent to new 14 screen movie theatre opening Spring 2019
- Adjacent to new Marriot TownePlace Suites hotel opening January 2019
- Located by Owensboro's main retail corridor
- Located adjacent to 500 bed regional hospital - Owensboro's largest employer
- Ideal for small shop retail, service, medical and QSR users



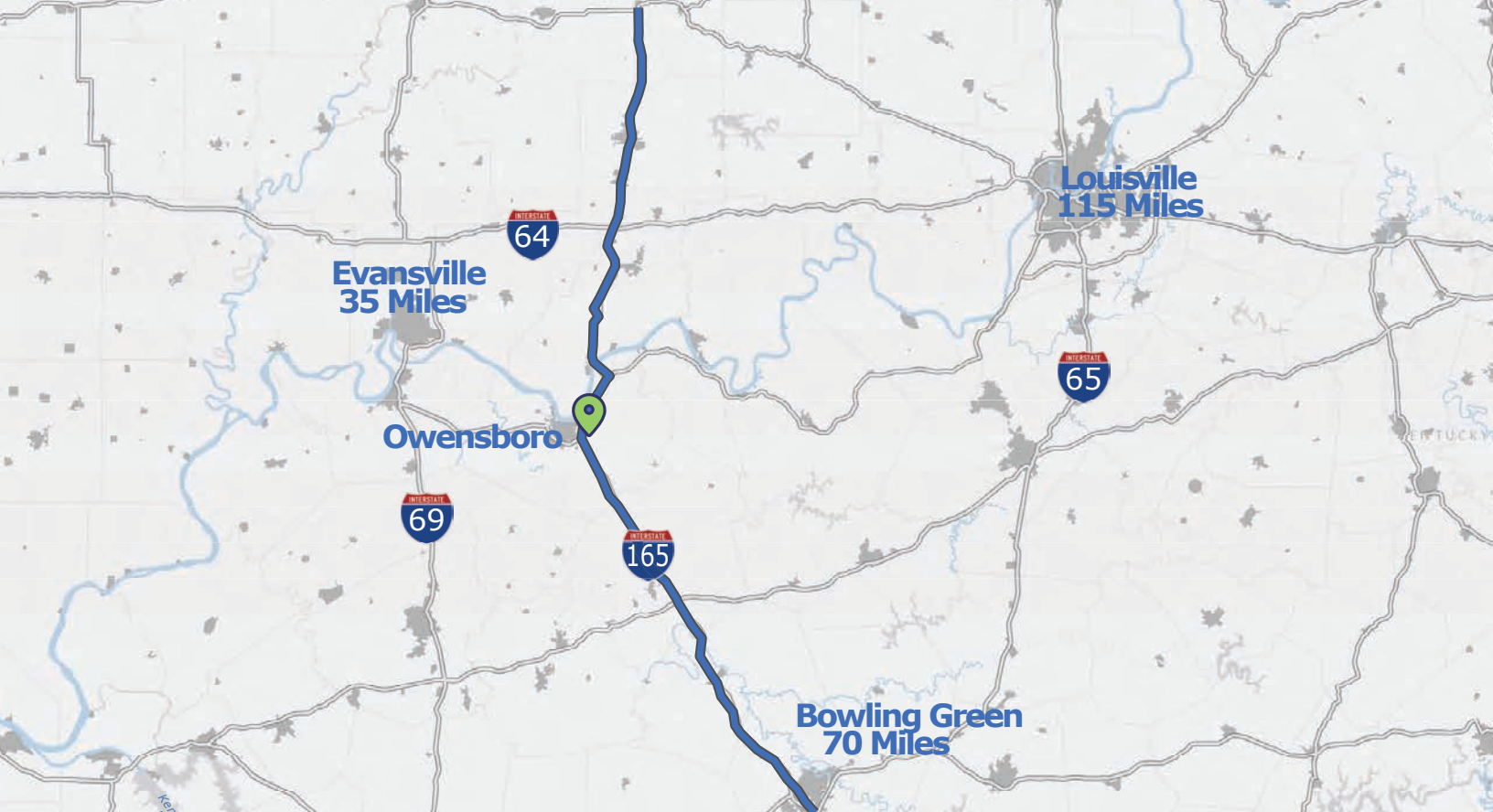


Floor Plan

1" = 20'-0"







### Demographic and Income Profile

Gateway Trade Area  
Area: 3,448.51 square miles

Prepared by: Real Estate Services Group

Summary	Census 2010	2015	2020
Population	283,628	290,806	298,395
Households	110,543	114,010	117,268
Families	77,853	79,783	81,764
Average Household Size	2.51	2.49	2.49
Owner Occupied Housing Units	83,287	83,444	85,805
Renter Occupied Housing Units	27,256	30,567	31,463
Median Age	39.7	40.7	41.7
Trends: 2015 - 2020 Annual Rate	Area	State	National
Population	0.52%	0.52%	0.75%
Households	0.57%	0.53%	0.77%
Families	0.49%	0.46%	0.69%
Owner HHS	0.56%	0.54%	0.70%
Median Household Income	2.28%	2.91%	2.66%

Households by Income	2015		2020	
	Number	Percent	Number	Percent
<\$15,000	14,586	12.8%	13,991	11.9%
\$15,000 - \$24,999	13,293	11.7%	10,404	8.9%
\$25,000 - \$34,999	12,754	11.2%	11,419	9.7%
\$35,000 - \$49,999	17,414	15.3%	16,701	14.2%
\$50,000 - \$74,999	22,350	19.6%	23,623	20.1%
\$75,000 - \$99,999	15,513	13.6%	18,871	16.1%
\$100,000 - \$149,999	12,261	10.8%	14,697	12.5%
\$150,000 - \$199,999	2,931	2.6%	4,314	3.7%
\$200,000+	2,909	2.6%	3,249	2.8%
Median Household Income	\$48,801		\$54,637	
Average Household Income	\$62,817		\$70,685	
Per Capita Income	\$24,732		\$27,881	

Population by Age	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	18,574	6.5%	17,871	6.1%	17,651	5.9%
5 - 9	19,475	6.9%	19,106	6.6%	18,572	6.2%
10 - 14	19,834	7.0%	19,505	6.7%	20,429	6.8%
15 - 19	18,925	6.7%	18,001	6.2%	19,060	6.4%
20 - 24	14,929	5.3%	16,851	5.8%	15,260	5.1%
25 - 34	33,282	11.7%	34,070	11.7%	33,581	11.3%
35 - 44	36,599	12.9%	35,735	12.3%	36,393	12.2%
45 - 54	44,139	15.6%	40,574	14.0%	37,750	12.7%
55 - 64	36,789	13.0%	41,336	14.2%	43,458	14.6%
65 - 74	22,551	8.0%	28,079	9.7%	33,435	11.2%
75 - 84	13,231	4.7%	13,768	4.7%	16,476	5.5%
85+	5,303	1.9%	5,909	2.0%	6,331	2.1%

Race and Ethnicity	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
White Alone	267,488	94.3%	271,770	93.5%	275,898	92.5%
Black Alone	6,333	2.2%	7,023	2.4%	7,801	2.6%
American Indian Alone	498	0.2%	595	0.2%	701	0.2%
Asian Alone	1,950	0.7%	2,460	0.8%	3,070	1.0%
Pacific Islander Alone	101	0.0%	124	0.0%	146	0.0%
Some Other Race Alone	3,607	1.3%	4,159	1.4%	4,862	1.6%
Two or More Races	3,652	1.3%	4,675	1.6%	5,918	2.0%
Hispanic Origin (Any Race)	7,698	2.7%	8,828	3.0%	10,391	3.5%

Data Note: Income is expressed in current dollars.

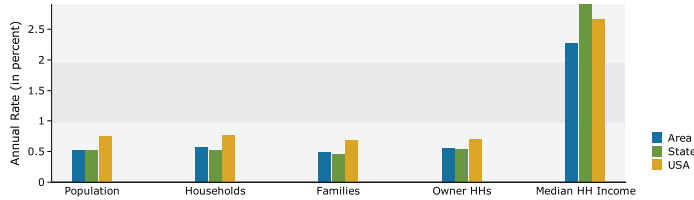
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

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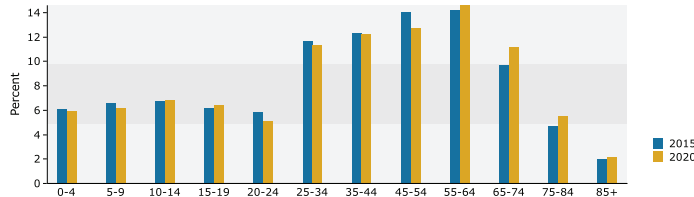
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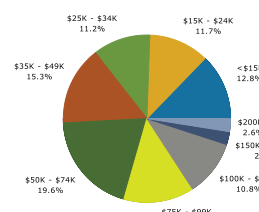
#### Trends 2015-2020



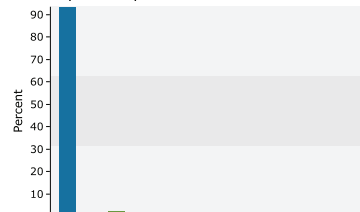
#### Population by Age



#### 2015 Household Income



#### 2015 Population by Race



2015 Percent Hispanic Origin: 3.0%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.



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